

V-41  
2014

AF 49149

OK to accept for variance

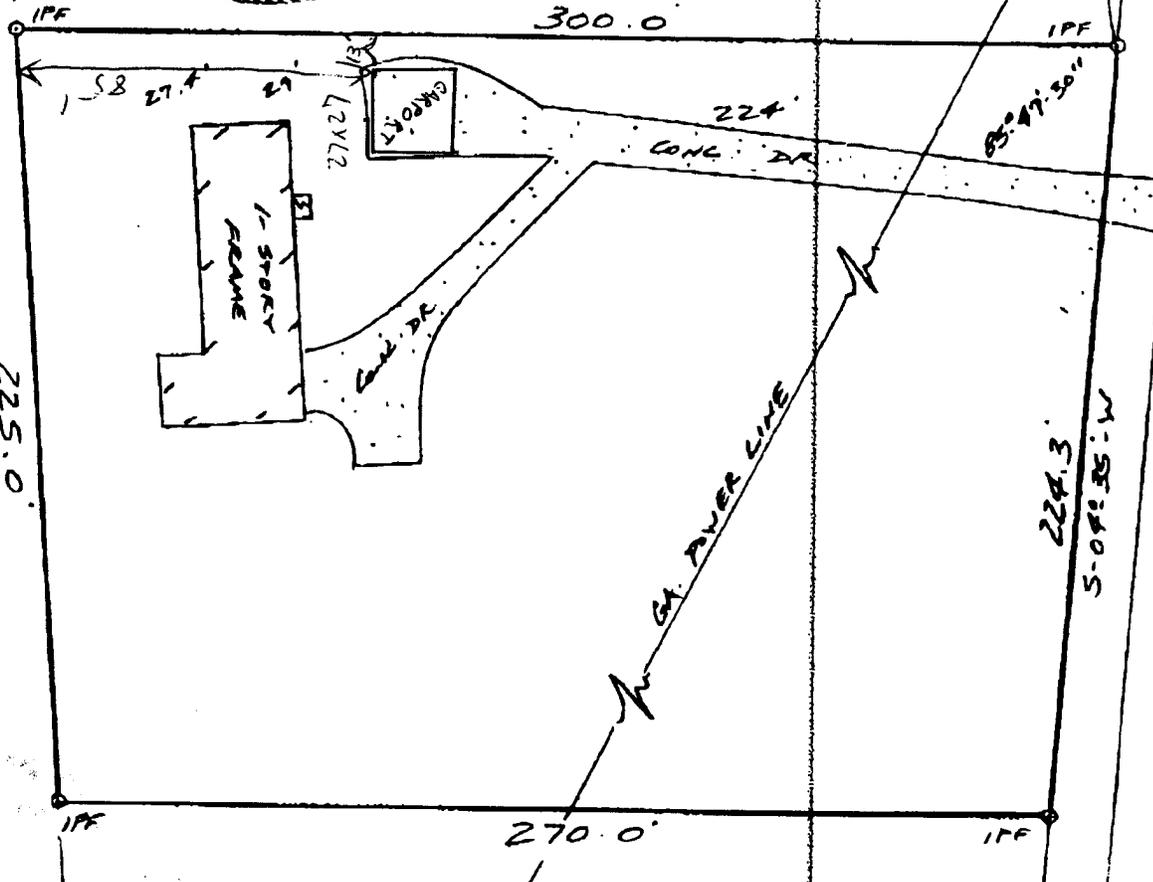
application Rob Hpsack  
3-20-14

LOT  
BLOCK  
UNIT  
SUB.  
20



M A J LANDERS

400.0' TO R/W  
OGLESBY ROAD



DOSS CIRCLE 50' R/W

PROPERTY OF PAUL R. OSTERHOLT  
SHEILA W. OSTERHOLT

LAND LOT 1053 19TH DISTRICT 2nd SEC  
COBB COUNTY, GEORGIA

SCALE 1" = 50 DATE: 6-16-88

REG. LAND SURVEYOR NO. 1751  
GEORGIA LAND SURVEYING CO., INC.

I CERTIFY THAT THE INFORMATION SHOWN ON THIS DRAWING IS TRUE AND CORRECT

*[Handwritten signature]*

I have, this date, examined the  
"FIA OFFICIAL FLOOD HAZARD MAP"  
and found referenced lot (IS NOT)  
in an area having special flood hazards.

FENCES SHOULD NOT BE PLACED USING  
SIDE DIMENSIONS FROM HOUSE.

NOT FOR RECORDING.

NO. 4906129

**APPLICANT:** Paul R. Osterholt

**PETITION No.:** V-41

**PHONE:** 770-439-0054

**DATE OF HEARING:** 06-11-14

**REPRESENTATIVE:** Paul R. Osterholt

**PRESENT ZONING:** R-20

**PHONE:** 770-439-0054

**LAND LOT(S):** 1053

**TITLEHOLDER:** Paul R. and Shelia W. Osterholt

**DISTRICT:** 19

**PROPERTY LOCATION:** On the west side of Doss Circle, north of Oglesby Road (4550 Doss Circle).

**SIZE OF TRACT:** 1.30 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure to the front of the primary structure (729 square foot detached garage); and 2) waive the setback for an accessory structure over 650 square feet (729 square foot detached garage) from the required 100 feet off any property line to 13 feet adjacent to the south property line and 85 feet adjacent to the east property line.

**OPPOSITION:** No. OPPOSED **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Paul R. Osterholt **PETITION No.:** V-41

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**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No adverse stormwater management issues were observed.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict (Powder Springs service area).

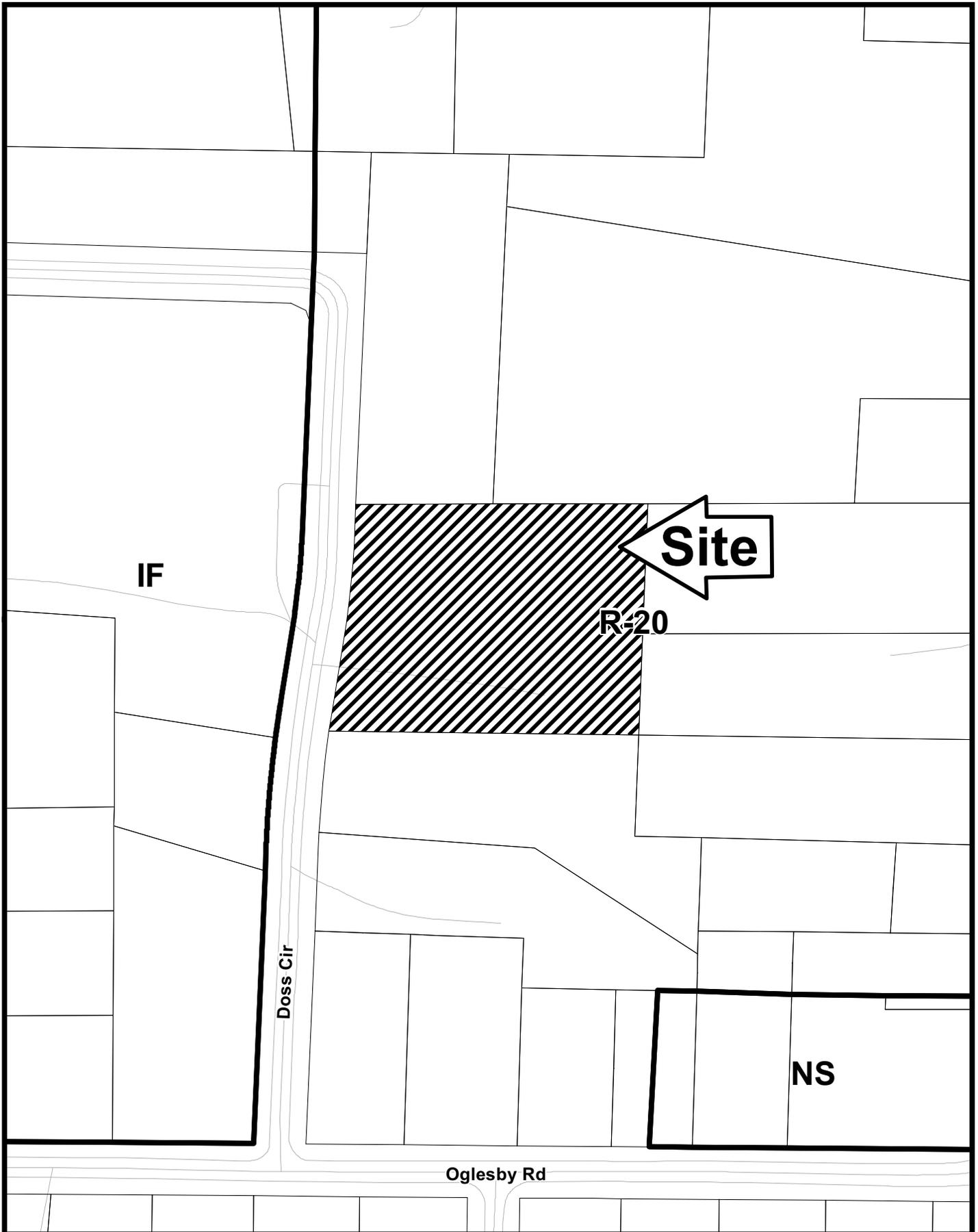
**SEWER:** No conflict (Powder Springs service area).

**APPLICANT:** Paul R. Osterholt      **PETITION No.:** V-41

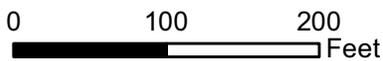
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-41



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-41  
 Hearing Date: 6-11-14

Applicant PAUL R. OSTERHOLT Phone # 770-439-0054 E-mail osterholt@bellsouth.net  
Paul R. Osterholt Address 4550 Doss Circle Powder Springs, GA  
(representative's name, printed) (street, city, state and zip code) 30127  
Paul R. Osterholt Phone # 770-439-0054 E-mail \_\_\_\_\_  
(representative's signature)



My commission expires: 5/13/17 Signed, sealed and delivered in presence of: [Signature]  
 My Commission Expires May 13, 2017 Notary Public

Titleholder PAUL R. & SHEILA W. OSTERHOLT Phone # 770-439-0054 E-mail osterholt@bellsouth.net  
 Signature Paul R. Osterholt Address: 4550 DOSS CIRCLE, POWDER SPRINGS GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30127  
Sheila W. Osterholt  
 My commission expires: \_\_\_\_\_ Signed, sealed and delivered in presence of: Deborah R. Carter  
 Notary Public, Cobb County, Georgia Notary Public  
 My Commission Expires MAY 16, 2017

Present Zoning of Property R-20  
 Location 4550 Doss Circle Powder Springs, GA 30127  
(street address, if applicable; nearest intersection, etc.)  
 Land Lot(s) 1053 District 19 Size of Tract 1.3 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other X

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Structure cannot be located to rear because of Septic Lines

List type of variance requested: Allow accessory structure to be located to the front of the primary structure.